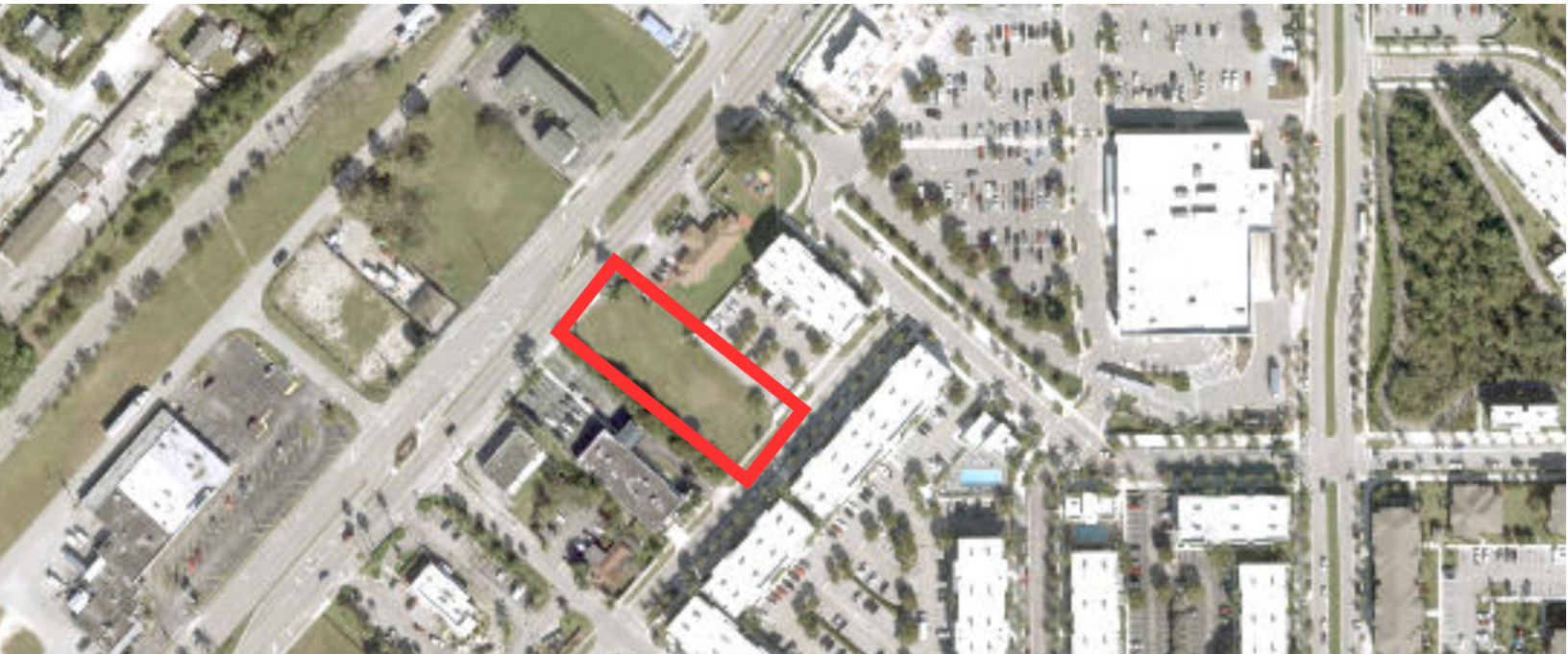


FOR SALE & LEASE

# 26540 SOUTHWEST 145TH AVENUE ROAD

HOMESTEAD, FL 33032



## PROPERTY DESCRIPTION

A 0.6-acre lot located on the northbound side of the busy U.S. Hwy 1 in the Naranja Community Urban Center just north of Homestead, FL. This plot offers a unique opportunity for expanding businesses to grow and establish their brand image in a up-and-coming market. Located just south of a Walmart Neighborhood Market Center, Popeye's, Burger King, McDonald's, and surrounded by numerous multifamily developments.

## PROPERTY HIGHLIGHTS

- Approx. 100 Ft of frontage on U.S. Hwy 1
- Traffic counts: 43,000 AADT
- Front parcels zoned MC (mixed-use corridor)
- Back parcels zoned RM (residential modified)
- Located in the Naranja Community Urban Center (NCUC)

## OFFERING SUMMARY

|             |                  |
|-------------|------------------|
| Sale Price: | Subject To Offer |
| Lease Rate: | Negotiable       |
| Lot Size:   | 0.6-Acre         |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 6,306    | 28,221   | 61,992   |
| Total Population  | 19,807   | 93,959   | 207,716  |
| Average HH Income | \$71,436 | \$81,801 | \$85,223 |

**BRYAN COHEN**

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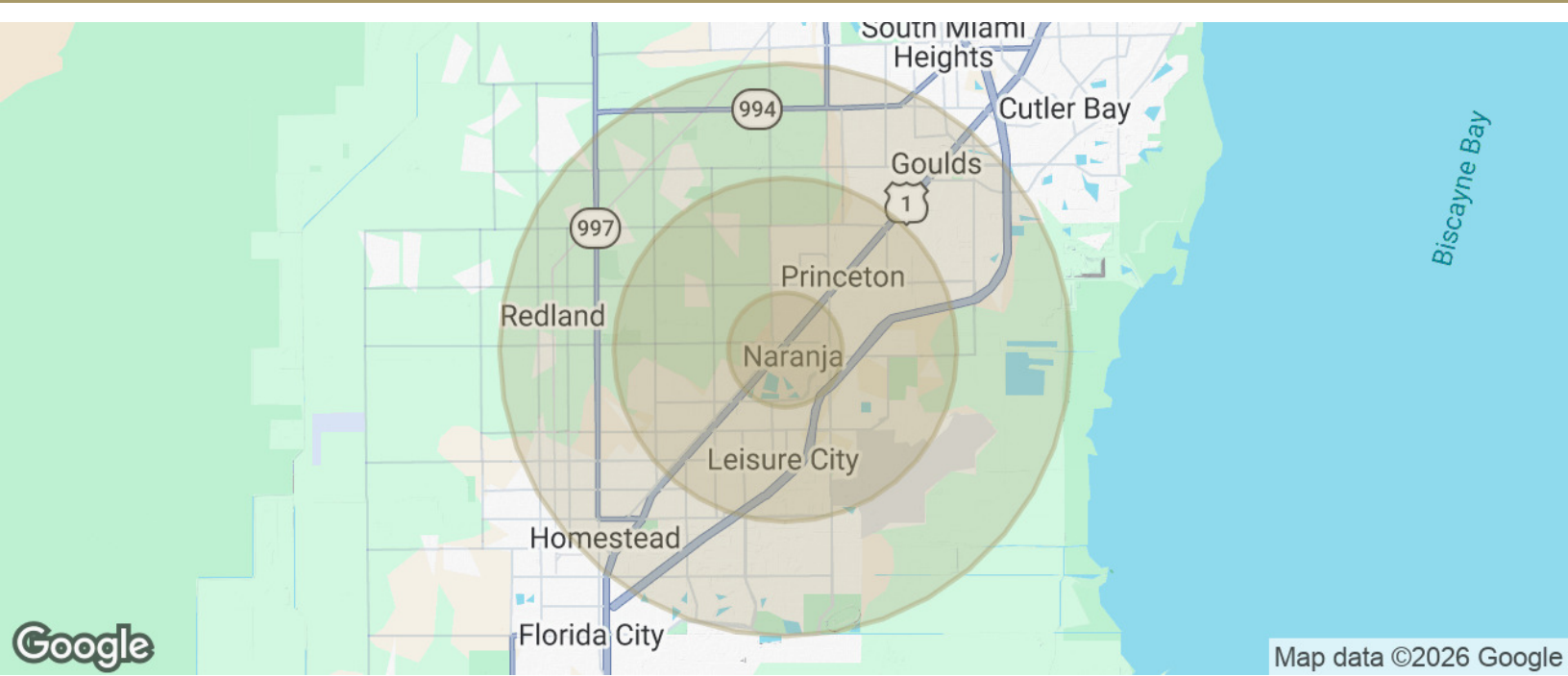
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HOMESTEAD, FL 33032



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 19,807    | 93,959    | 207,716   |
| Average Age         | 35        | 37        | 37        |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households    | 6,306     | 28,221    | 61,992    |
| # of Persons per HH | 3.1       | 3.3       | 3.4       |
| Average HH Income   | \$71,436  | \$81,801  | \$85,223  |
| Average House Value | \$372,801 | \$382,008 | \$379,863 |

Demographics data derived from AlphaMap

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